



**FOR LEASE**

**AVAILABLE SPACE**  
400-1,720 SF

**ZONING**  
C-4

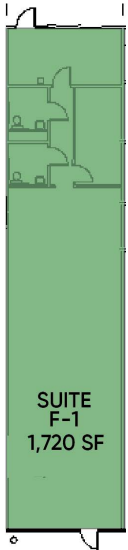
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**PROPERTY HIGHLIGHTS**

- High visibility shopping center
- Close proximity access to I-10
- National Co-Tenancy, including Chili's and Taco Bell
- High traffic intersection
- Close proximity to national restaurants, retail and office tenant.
- 340 parking spaces
- Former barbershop space available



**AREA TRAFFIC GENERATORS:**



**DEMOGRAPHIC SNAPSHOT 2024**



**135,972**  
**POPULATION**  
3-MILE RADIUS



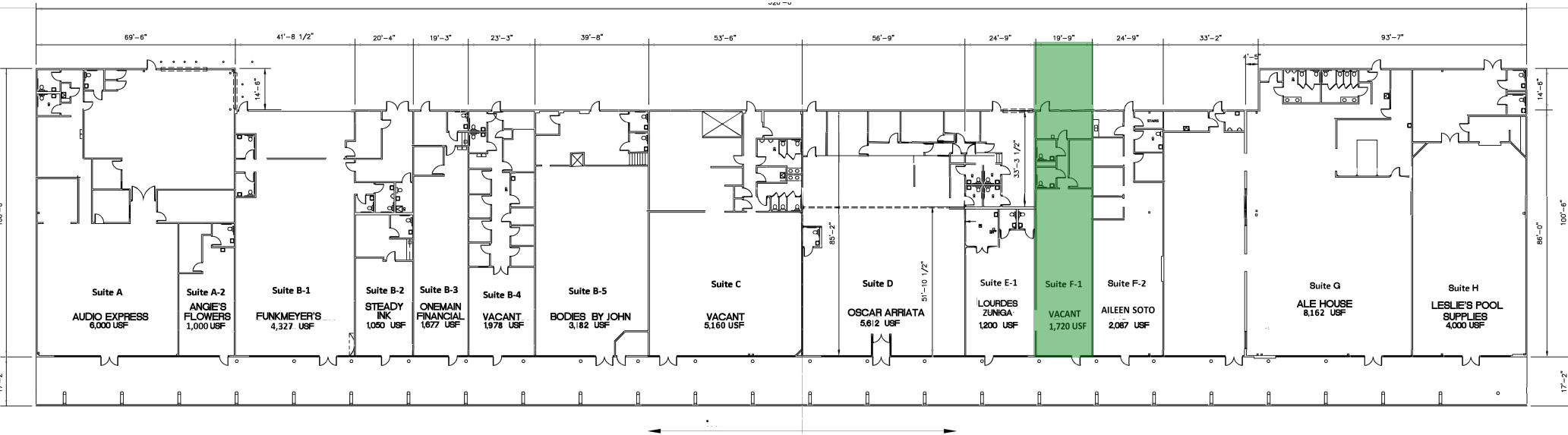
**\$68,856**  
**AVG HH INCOME**  
3-MILE RADIUS



**\$52,895**  
**MEDIAN HH INCOME**  
3-MILE RADIUS



**TRAFFIC COUNTS**  
LEE TREVINO DR: 35,162 AADT  
VISTA DEL SOL DR 27,846  
AADT (TDT)



## SUITES AVAILABLE

SUITE	SIZE	LEASE RATE	NNN
F-1	1,720 SF	\$18.00 P/SF/Y	\$6.50
KIOSK	400 SF	\$45.00 P/SF	\$7.50

F1

